



STATE OF DELAWARE  
**DEPARTMENT OF TRANSPORTATION**  
800 BAY ROAD  
P.O. BOX 778  
DOVER, DELAWARE 19903

NICOLE MAJESKI  
SECRETARY

**TO:** The Honorable John Carney  
Members of the 151<sup>st</sup> General Assembly

**FROM:** Nicole Majeski, Secretary (N)

**DATE:** March 31, 2021

**SUBJECT: 2020 Annual Right of Way Report**

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The Department of Transportation is required by 17 Del. C. §137(b)(11) to provide the Governor and General Assembly with an annual report detailing parcels acquired for projects, excess/surplus properties and the disposition of properties. The 2020 annual report is attached. Please let me know if you have any questions or require any additional information.



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**2020 Annual Right of Way Report**

The Department provides an annual report to the Governor and General Assembly to summarize parcels acquired for projects, excess/surplus properties and the disposition of properties as defined in 17 Del. C. §137(b)(11).

**Properties Acquired for Projects**

The Department acquires partial and full parcels to construct transportation improvements for capital projects. There were 79 areas of fee simple acquisition that settled in 2020 containing approximately 23.05 acres. The projects and associated parcels are included below with pertinent information:

New Castle County

- **T2001012001 SR 299 Catherine Street to SR1**
  - 23-007.00-077 – 205 East Main Street, Middletown 0.1472 ac.
  - 23-007.00-028 – East Main Street, Middletown 0.2632 ac.
  - 23-025.00-023 – 557 Middletown Odessa Road, Middletown 0.0524 ac.
  
- **T201707002 Design-Build Statewide Pipe Replacements (Rural)**
  - 14-014.00-006 – Maryland Line Road, Townsend 0.1292 ac.
  - 15-011.00-015 – 796 Eagle Nest Landing Bridge Road, Townsend 0.0288 ac.
  
- **T201707102 BR 1-180 on Grant Avenue over Mill Creek**
  - 08-007.00-078 – 0 Grant Avenue, Hockessin 0.0204 ac.
  - 08-007.00-067 – 4266 Mill Creek Road, Hockessin 0.0703 ac.
  - 08-007.00-054 – 634 Grant Avenue, Hockessin 0.0022 ac.
  
- **T201812001 Shallcross Lake Road Relocated Greylag Road to Boyds Corner Road**
  - 13-013.00-073 – 800 Shallcross Lake Road, Middletown 0.0071 ac.
  - 13-013.41-209 – 711 Shallcross Lake Road, Middletown 0.0247 ac.

Kent County

- **T201500201 HEP KC, SR8 & SR15 Intersection Improvements**
  - 2-05-076.11-24.00-00001 - 155 S. Saulsbury Road, Dover 1.0073 ac.



- **T201604501 K104, Kenton Road, SR8 to Chestnut Grove Road**
  - 2-05-076.06-06-26.00 – 117 Periwinkle Drive, Dover 0.0163 ac.
  - 2-05-076.06-08-27.00 – 119 Periwinkle Drive, Dover 0.0009 ac.
  - 2-05-076.06-08-31.00 – 127 Periwinkle Drive, Dover 0.0016 ac.
  - 2-05-076.06-08-34.00 – 133 Periwinkle Drive, Dover 0.0024 ac.
  - 2-05-076.06-02-25.00 – 304 Stone Brook Place, Dover 0.0071 ac.
  - 2-05-076.06-02-24.00 – 306 Stone Brook Place, Dover 0.0072 ac.
  - 2-05-076.06-02-22.00 – 310 Stone Brook Place, Dover 0.0069 ac.
  - 2-05-076.06-02-20.00 – 314 Stone Brook Place, Dover 0.0016 ac.
  - 2-05-076.06-02-18.00 – 318 Stone Brook Place, Dover 0.0058 ac.
  - 2-05-076.06-02-17.00 – 320 Stone Brook Place, Dover 0.0057 ac.
  - 2-05-076.06-02-16.00 – 322 Stone Brook Place, Dover 0.0055 ac.

Sussex County

- **T200411209 SR 24, Mulberry Knoll Road to SR 1**
  - 334-12.00-116.00 – Warrington Road, Rehoboth Beach 0.2490 ac.
- **T201100901 US9 and SR5 Intersection Improvements**
  - 235-30.00-20.00 – 18535 Harbeson Road, Milton 0.0018 ac.
- **T201200902 HSIP SC, SR24 at Camp Arrowhead and SR24 at Robinsonville Road/Angola Road Intersection**
  - 234-7.00-86.00 – 20684 John J. Williams Highway Millsboro 0.0599 ac.
  - 234-7.00-121.00 – 21025 Camp Arrowhead Road, Lewes 0.0162 ac.
  - 234-7.00-118.00 – 20645 John J. Williams Highway, Lewes 0.0151 ac.
  - 234-7.00-117.00 – 20627 John J. Williams Highway, Lewes 0.0126 ac.
  - 234-7.00-116.00 – 20621 John J. Williams Highway Millsboro 0.0069 ac.
  - 234-7.00-115.00 – 20917 Brandon Lane, Lewes 0.0103 ac.
  - 234-11.00-56.05 – 22391 John J. Williams Highway, Lewes 0.0689 ac.
  - 234-11.00-52.00 – 20863 John J. Williams Highway, Lewes 0.0743 ac.
  - 234-7.00-127.00 – East Side, Angola Road, Lewes 0.0648 ac.
  - 234-7.00-129.01 – 21063 Camp Arrowhead Road, Lewes 0.0366 ac.
- **T201200903 HSIP SC, SR24 at SR5/SR23 Intersection Improvements**
  - 234-23.00-269.16 – 24930 John J. Williams Highway, Millsboro 0.0311 ac.
  - 234-23.00-262.00 – 31816 Indian Mission Road, Millsboro 0.1384 ac.
  - 234-23.00-269.04 – 32051 Long Neck Road, Millsboro 0.0912 ac.
  - 234-23.00-269.20 – 25910 Plaza Drive, Millsboro 0.0298 ac.
  - 234-23.00-266.00 – 25945 Plaza Drive, Millsboro 0.0399 ac.
  - 234-23.00-263.00 – John J. Williams Highway, Millsboro 0.2939 ac.
  - 234-23.00-269.00 – Shore Plaza Boulevard, Millsboro 0.0344 ac.
  - 234-23.00-269.01 – Long Neck Road, Millsboro 0.1195 ac.
  - 234-23.00-269.11 – 32013 Long Neck Road, Millsboro 0.0274 ac.
  - 234-23.00-261.00 – 29716 Springwood Dr., Millsboro 0.0334 ac.

- **T201212201 SR 24, Love Creek to Mulberry Knoll**
  - 334-12.00-481.00 – 20026 John J. Williams Highway, Lewes 0.0138 ac.
  - 334-12.00-25.00 – N. Side of John J. Williams Highway, Lewes 0.0249 ac.
  - 334-12.00-26.00 – N. Side of John J. Williams Highway, Lewes 0.0250 ac.
  - 334-12.00-35.00 – 34429 Retz Lane, Lewes 0.0344 ac.
  - 334-12.00-36.00 – 19386 John J. Williams Highway, Lewes 0.0275 ac.
  - 334-12.00-37.00 – 19612 Mulberry Knoll, Lewes 0.0360 ac.
  - 334-12.00-47.00 – John J. Williams Highway, Lewes 0.6024 ac.
  - 334-18.00-36.00 – 20375 John J. Williams Highway, Lewes 0.0719 ac.
  - 334-07.00-129.02 – East Side of Camp Arrowhead Road, Lewes 0.0181 ac.
  - 334-12.00-689.00 – 19483 John J. Williams Highway, Lewes 0.0719 ac.
  - 334-12.00-107.00 – 19483 John J. Williams Highway, Lewes 0.4844 ac.
  
- **T201500901 HEP SC, SR1 and SR16 Grade Separated Intersection**
  - 235-08.00-48.00 – 13363 Jefferson Road, Milton 0.3828 ac.
  - 235-08.00-48.01 – 13326 Coastal Highway, Milton 0.9971 ac.
  - 235-08.00-48.04 – 13307 Jefferson Road, Milton 0.0192 ac.
  - 235-08.00-46.00 – 26889 Broadkill Road, Milton 0.4963 ac.
  - 235-08.00-84.00 – 27052 Broadkill Road, Milton 1.9693 ac.
  - 235-08.00-48.03 – 13329 Jefferson Road, Milton 0.0849 ac.
  - 235-08.00-49.00 – 26802 Deep Branch Road, Milton 1.6018 ac.
  - 235-08.00-41.00 – 26854 Broadkill Road, Milton 0.0666 ac.
  
- **T201612501 SR1, Minos Conaway Grade Separated Intersection**
  - 334-5.00-70.03 – North Side MD DE RR, Parcel 3, Lewes 3.6400 ac.
  
- **T201707002 BR 3-132**
  - 430-15.00-3.00 – Sunnyside Road, Bridgeville 0.0287 ac.
  
- **T201707002 BR 3-923**
  - 330-15.00-71.00 – Fleatown Road, Lincoln 0.1494 ac.
  
- **T201804301 US9, Market Street, Sand Hill Road/Airport Road Intersection Improvements**
  - 135-15.00-25.01 – East Market Street, Georgetown 1.2215 ac.
  - 135-15.00-26.01,26.02,26.03,26.04 – 20520 Sand Hill Road, Georgetown 4.0692 ac.
  - 135-15.00-40.00 – 22099 Lewes-Georgetown Highway, Georgetown 0.0585 ac.
  - 135-15.00-120.00 – 826 E. Market Street, Georgetown 0.0150 ac.
  - 135-15.00-119.03 – 830 E. Market Street, Georgetown 0.0540 ac.
  - 135-15.00-119.02 – 832 E. Market Street, Georgetown 0.0245 ac.
  - 135-15.00-117.00 – 22010 Lewes-Georgetown Highway, Georgetown 0.4300 ac.

- 135-15.00-118.00 – 22006 Lewes-Georgetown Highway, Georgetown 0.4100 ac.
- 135-15.00-115.07 – 21159 Airport Road, Georgetown 0.0454 ac.
- 135-15.00-119.00 – 21150 Airport Road, Georgetown 0.4505 ac.
- **T201912701 North Millsboro Bypass, US113 to SR24**
  - 234-27.00-28.01 – 28118 & 28102 Washington St. Ext, Millsboro 1.6170 ac.
- **T201912702 US113 at US9 Grade Separated Intersection**
  - 135-19.11-08.00 – 11 N. DuPont Highway, Georgetown 0.5200 ac.
- **T202004601 Park Avenue Relocation Phase I**
  - 135-19.00-63.02 – 22317 DuPont Boulevard, Georgetown 0.0195 ac.

### Excess/Surplus Properties

Previously acquired parcels that are no longer required for the Department’s use are reviewed by the Divisions of Maintenance and Operations, Planning and Transportation Solutions as well as the Delaware Transit Corporation prior to being deemed excess or surplus by the Secretary. Upon approval, the parcels are disposed of in one of three ways: 1) A public auction is held for independent parcels 2) Sealed bids are submitted by adjacent property owners for non-independent parcels 3) Custodial resolutions are completed for transfers of parcels to other governmental entities.

The Department began the excess/surplus property process for 24 parcels in 2020. The parcel information is detailed below.

#### New Castle County

- **06-128.00-112 (1.005 ac.) and 06-128.00-117 (0.560 ac.)**
  - Size: 1.565 ac. +/- Total
  - Location: Rock Manor, Wilmington
  - Date Acquired: 4/1991
  - Purchase Price: \$380,000
  - Previous Owner(s): DiMarco Builders, Inc.
  - Excess Status: Pending Secretary’s approval
  - Disposition Status: Pending Secretary’s/FHWA approval
  - Fair Market Value: Pending Appraisal
- **08-018.00-089**
  - Size: 0.66 ac.
  - Location: Northwest corner – SR 7 & Brackenville Road Intersection, Hockessin
  - Date Acquired: 5/1993
  - Purchase Price: \$232,000
  - Previous Owner(s): Keh Kuang Lin and Susie H. Lin
  - Excess Status: Pending Secretary’s approval
  - Disposition Status: Pending Secretary’s/FHWA approval
  - Fair Market Value: Pending Appraisal

- **13-007.00-010, 13-012.00-023, 13-012.00-024, 13-012.00-025** (Combined for disposition)
  - Size: 3.50 ac.
  - Location: Southeast corner – Summit Bridge Road & Boyd’s Corner Road Intersection, Middletown
  - Excess Status: Declared Excess 7/2020
  - Disposition Status: Pending FHWA approval
  - Fair Market Value: Pending Appraisal
  - **13-007.00-010**
    - Date Acquired: 1/2005
    - Purchase Price: \$200,000
    - Previous Owner(s): Barbara and Leon Mannering
  - **13-012.00-023**
    - Date Acquired: 7/2004
    - Purchase Price: \$690,000
    - Previous Owner(s): Townsends, Inc.
  - **13-012.00-024**
    - Date Acquired: 3/2005
    - Purchase Price: \$250,000
    - Previous Owner(s): Garland N. Johnson
  - **13-012.00-025**
    - Date Acquired: 3/2005
    - Purchase Price: \$250,000
    - Previous Owner(s): Earl and Cindy Unruh
  
- **19-005.00-RW**
  - Size: 0.3353 ac.
  - Location: Northeast corner – South DuPont Road and Kirkwood Highway Intersection, Elsmere
  - Date Acquired: 5/1945
  - Purchase Price: \$10
  - Previous Owner(s): Margaret V. Wild
  - Excess Status: Declared Excess 5/2019
  - Disposition Status: Pending
  - Fair Market Value: \$88,000
  
- **26-057.00-RW**
  - Size: 0.1882 ac.
  - Location: South Walnut Street, Wilmington
  - Date Acquired: 12/1955
  - Purchase Price: \$10
  - Previous Owner(s): Hessler Realty & Development Co.
  - Excess Status: Declared Excess 8/2020
  - Disposition Status: Settlement Pending
  - Fair Market Value: N/A (Transfer to government entity)

- **11-042.10-083 (0.9303 ac.) and 11-042.10-084 (0.9290 ac.)**
  - Size: 1.8593 ac.
  - Location: Summit Bridge Road, Bear
  - Date Acquired: 10/1994
  - Purchase Price: \$214,922
  - Previous Owner(s): Meadow Associates, LLC
  - Excess Status: Declared Excess 7/2020
  - Disposition Status: Settlement Pending
  - Fair Market Value: N/A (Transfer to Meadow Glen Subdivision as directed by Section 89 of HB 300 150<sup>th</sup> General Assembly)
  
- **07-037.10-012 and 07-037.20-250**
  - Size: 0.379 ac.
  - Location: Greenbank Road East of Red Clay Creek, Wilmington
  - Date Acquired: 9/1973
  - Purchase Price: \$1
  - Previous Owner(s): New Castle County
  - Excess Status: Pending Secretary's approval
  - Disposition Status: Pending Secretary's approval
  - Fair Market Value: N/A (Transfer to government entity – land swap with New Castle County)

Kent County

- **2-00-057.01-03-06.00, 2-00-057.01-03-02.00, 2-00-057.01-03-03.00, 2-00-057.01-03-05.00**
  - Size: 2.89 ac.
  - Location: Northeast Corner – Scarborough Road & US 13, Dover
  - Excess Status: Declared Excess 3/2018
  - Disposition Status: Pending settlement
  - Fair Market Value: \$609,000
  - **2-00-057.01-03-06.00 & 2-00-057.01-03-02.00**
    - Date Acquired: 12/1990
    - Purchase Price: \$163,000
    - Previous Owner(s): Mary Virginia Carey
  - **2-00-057.01-03-03.00**
    - Date Acquired: 1/1991
    - Purchase Price: \$115,000
    - Previous Owner(s): Jacob and Gladys Brickman
  - **2-00-057.01-03-05.00**
    - Date Acquired: 6/1992
    - Purchase Price: \$157,250
    - Previous Owner(s): Paul and Rosline Busch
  
- **4-00-048.00-01-08.00**
  - Size: 34.523 ac.
  - Location: N/E Corner US13 and State Route 42 (Fast Landing Road), Dover

- Date Acquired: 6/2005
  - Purchase Price: \$2,800,000
  - Previous Owner(s): Frank and Josephine Daniels
  - Excess Status: Declared Excess 1/2020
  - Disposition Status: Pending Custodial Resolution
  - Fair Market Value: N/A (Transfer to government entity)
- **5-00-16314-01-16.00**
    - Size: 0.34 ac.
    - Location: Bay Road, South of Thompsonville Road, Milford
    - Date Acquired: 1/2004
    - Purchase Price: \$147,500
    - Previous Owner(s): Mark L. and Lisa A. Lloyd
    - Excess Status: Pending internal routing
    - Disposition Status: Pending internal routing
    - Fair Market Value: Pending appraisal
- **5-00-16314-01-17.00**
    - Size: 0.26 ac.
    - Location: Bay Road, South of Thompsonville Road, Milford
    - Date Acquired: 1/2004
    - Purchase Price: \$25,000
    - Previous Owner(s): Mark L. and Lisa A. Lloyd
    - Excess Status: Pending internal routing
    - Disposition Status: Pending internal routing
    - Fair Market Value: Pending appraisal
- **5-00-16314-01-09.00**
    - Size: 0.29 ac.
    - Location: Bay Road, South of Thompsonville Road, Milford
    - Date Acquired: 5/2005
    - Purchase Price: \$100,000
    - Previous Owner(s): Norma Lee Messick
    - Excess Status: Pending internal routing
    - Disposition Status: Pending internal routing
    - Fair Market Value: Pending appraisal
- **5-00-16314-01-15.00**
    - Size: 0.32 ac.
    - Location: Bay Road, South of Thompsonville Road, Milford
    - Date Acquired: 5/2007
    - Purchase Price: \$223,000
    - Previous Owner(s): Carla M. Alexander Ziegler
    - Excess Status: Pending internal routing
    - Disposition Status: Pending internal routing
    - Fair Market Value: Pending appraisal

- **5-00-16314-01-14.01**
  - Size: 1.07 ac.
  - Location: Bay Road, South of Thompsonville Road, Milford
  - Date Acquired: 5/2010
  - Purchase Price: \$175,000
  - Previous Owner(s): Pennie Bass and Charles William Bass
  - Excess Status: Pending internal routing
  - Disposition Status: Pending internal routing
  - Fair Market Value: Pending appraisal

Sussex County

- **131-10.15-6.00**
  - Size: 0.0599 ac.
  - Location: Northwest Corner – SR 404 & SR 18 Intersection, Bridgeville
  - Date Acquired: 6/1958
  - Purchase Price: \$1
  - Previous Owner(s): Orville H. Benning and Leon L. Benning
  - Excess Status: Declared Excess 8/2020
  - Disposition Status: Pending contract
  - Fair Market Value: \$7,000

**2020 Property Disposals**

The Department completed the disposal process for four parcels in 2020. The parcel information is detailed below.

New Castle County

- **19-005.00-RW**
  - Size: 0.15 ac.
  - Location: Intersection of Northern Avenue & Kirkwood Highway, Elsmere
  - Disposition Date: 7/2020
  - Appraised Value: \$38,300
  - Amount Received: \$38,300 via sealed bid
  - Purchaser(s): Priority Property Investments, LLC
  
- **13-012.00-133**
  - Size: 1.44 ac.
  - Location: South side of US 301, Middletown
  - Disposition Date: 8/2020
  - Appraised Value: N/A (Land swap for 13-012.00-039)
  - Amount Received: \$10
  - Purchaser(s): William L. Lovett, George W. Lovett, Jr., Laura L. Hall, and Leigh-  
Ellen L. Ratledge
  
- **26-043.00-027**
  - Size: 1.127 ac.
  - Location: Parking Lot at 110 South French Street, Wilmington

- Disposition Date: 9/2020 (Sale to lessee as directed by Section 113 of HB 300 150<sup>th</sup> General Assembly)
  - Appraised Value: \$2,250,000
  - Amount Received: \$2,250,000
  - Purchaser(s): Priority Property Investments, LLC
- **09-037.00-007**
    - Size: 0.71 ac.
    - Location: 690 Old Baltimore Pike, Newark
    - Disposition Date: 8/2020
    - Appraised Value: \$75,000
    - Amount Received: \$115,000 via public auction
    - Purchaser(s): First State Islamic Foundation